



Thursday, September 28, 2006

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 104

Subject: C14-05-0111 – Parker Lane Neighborhood Plan Combining District - Conduct a public hearing and approve and ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded on the north by Oltorf Street, on the east by Montopolis Drive, on the south by Ben White Blvd./US 71, and on the west by IH-35 (Blunn, Carson, Country Club, Harpers Branch, Town Lake, Williamson Watersheds). The proposed zoning change will create the Parker Lane Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan for a total of 14 tracts (within the planning area of 1,130.72 acres). Under the proposed Parker Lane NPCD, "Small Lot Amnesty", "Garage Placement", "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. "Prohibited Parking in the Front Yard" is proposed for the entire area except for the Burleson Heights and Terrilance Subdistricts. The Burleson Heights Subdistrict is generally described as a triangular shaped area bounded by the northern boundary of the Burleson Road Heights Subdivision to the north, the eastern boundary of the Burleson Road Heights Subdivision on the east to the eastern boundary of the Polvado Subdivision southward to a point at Burleson Road near the intersection of Santa Monica Drive, and the western boundary of the Burleson Road Heights Subdivision to Burleson Road on the west. The Subdistrict includes Douglas Street, Princeton Drive, Ware Road, Benjamin Street and a portion of Burleson Road. The Terrilance Subdistrict is generally described as the area bounded by the northern boundaries of the Reissig Heights Subdivision No. 3 and Markhills Subdivision on the north, the eastern boundary of Markhills Subdivision to the east, the southern boundaries of Reissig Heights Subdivision No.2 and the Markhills Subdivision on the south, and Burleson Road on the west. The Subdistrict includes Terrilance Drive and a portion of Pleasant Valley Road. The "Urban Home" special use is proposed for the Parker Lane, and Mission Hill Subdistricts. The Parker Lane Subdistrict includes the lots adjoining the east side of Parker Lane between Carlson Drive and Wickshire Lane within the Greenbriar Subdivision, Section Two, Resub of Block F. The Mission Hill Subdistrict includes the lots adjoining the north and south sides of Mission Hill Drive within the Mission Hill and Mission Hill Section Four Subdivisions and the lots adjoining the south side of Mission Hill Dr. within the Mission Hill Section Three Subdivision. The Neighborhood Mixed Use Building special use is proposed for Tracts 201 and 201A. The City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence – Large Lot (SF-1); Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family – Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence – Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil 974-2330 and Melissa Laursen 974-7226



**Additional Backup
Material**

(click to open)

☐ **Staff_Report**

For More Information: Robert Heil 974-2330 and Melissa Laursen
974-7226

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0111 (Parker Lane NP)

P. C. Date: August 9, 2005

October 11, 2005

October 25, 2005

AREA: 1130.72 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)
(Robert Heil)

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Austin Neighborhoods Council
- Barton Springs/ Edwards Aquifer Conservation Dist.
- Burleson Heights Neighborhood Association
- Burleson Parker Neighborhood Associations
- The Crossing Gardenhome Owners Association
- East Riverside/Oltorf & Montopolis Neighborhood Planning Team
- Franklin Park Neighborhood Association
- Kensington Park Homeowners Association
- Metcalfe Neighborhood Association
- Montopolis Area Neighborhood Alliance
- Onion Creek Homeowners Association
- PODER – People Organized in Defense of Earth & Her Resources
- Riverside Farms Road Neighborhood Assn.
- South Austin Commercial Alliance
- South Central Coalition
- South River City Citizens Association.
- Southeast Austin Neighborhood Alliance
- Southeast Corner Alliance of Neighborhoods (SCAN)
- Southeast Neighborhood Planning Contact Team
- Southeast Austin Trails & Greenbelt Alliance
- Sunridge Homeowners Association.
- Terrell Lane Interceptor Association.

AREA OF PROPOSED ZONING CHANGES: The Parker Lane Neighborhood Planning Area is bounded by Oltorf to the north, Montopolis Blvd to the east, Ben White Blvd to the south and IH-35 to the west (see Attachment 1: Map of the Neighborhood Planning Area).

AREA STUDY: East Riverside/Oltorf Combined Neighborhood Planning Area

TIA: Not required

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C14-05-0111

WATERSHEDS: Blunn, County Club, Harper's Branch, and Williamson Creeks

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes (US Highway 71)

SCHOOLS: (AISD)

Travis Heights Elementary School

Linder Elementary School

Martin Middle School

Fulmore Middle School

Travis High School

SUMMARY OF STAFF RECOMMENDATION:

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 26 tracts (numbered 200-225) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts. (See Attachment 4).

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0112 Riverside Neighborhood Plan Rezoning; C14-05-0113 Pleasant Valley Neighborhood Plan and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

LIST OF ATTACHMENTS:

Attachment 1: Map of Neighborhood Planning Area

Attachment 2: Neighborhood Planning Area Current Zoning

Attachment 3: Tracts Proposed for Rezoning

Attachment 4: Map of Tracts Proposed for Rezoning

Attachment 5: Properties Proposed for Rezoning by the Neighborhood (but not recommended by staff).

Attachment 6: Description of Proposed Base Districts

Attachment 7: Neighborhood Plan Special Uses

Attachment 8: Neighborhood Design Tools

PLANNING COMMISSION RECOMMENDATION:

August 9, 2005: Postponed to 10/11 (staff).

October 11, 2005: Postponed to 10/25 (staff).

October 25, 2005:

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS:

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

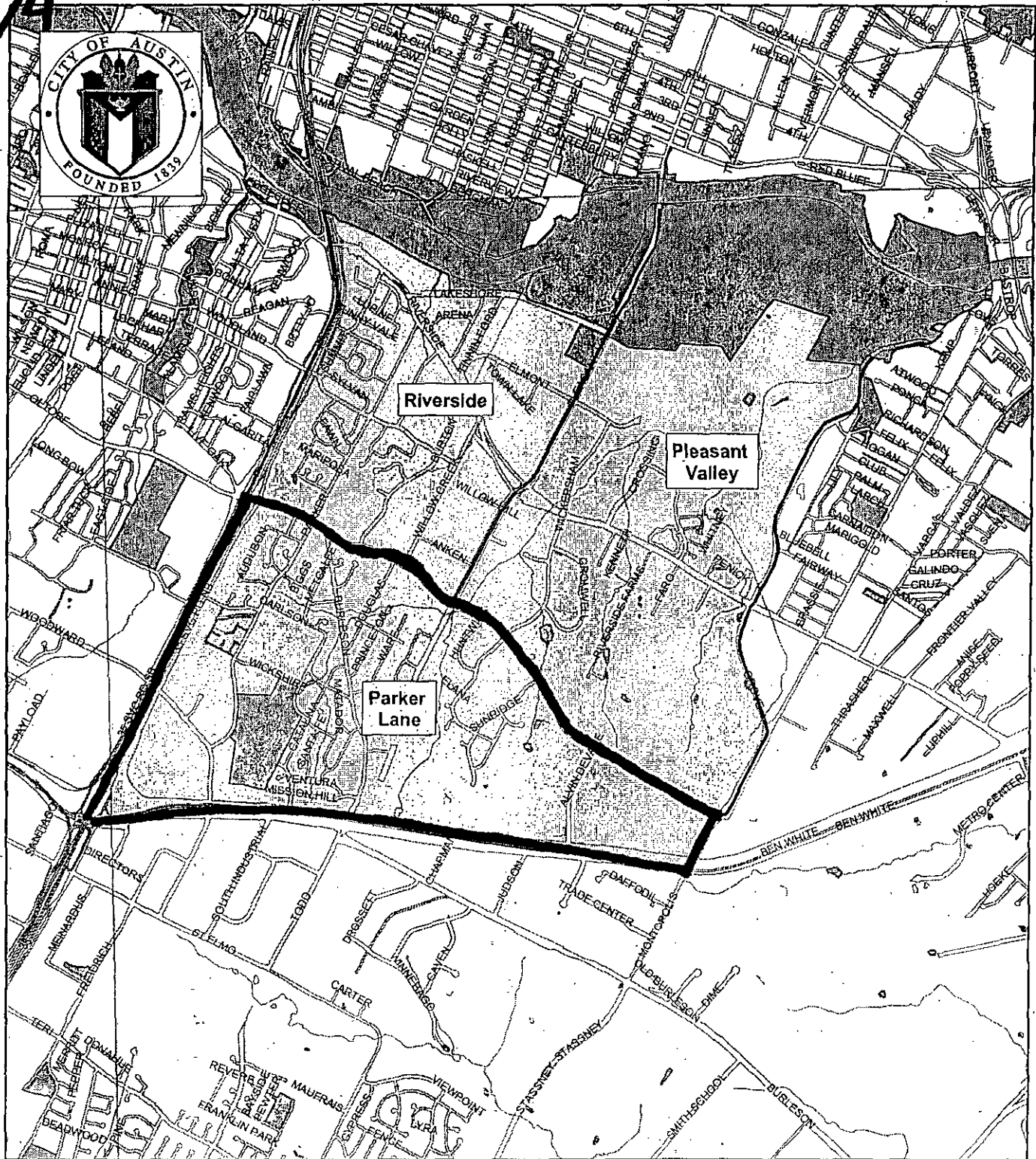
PHONE: 974-2330

NEIGHBORHOOD PLANNER: Jackie Chuter
e-mail address: jackie.chuter@ci.austin.tx.us

PHONE: 974-2613






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Attachment



East Riverside/Oltorf Combined Neighborhood Planning Area

Legend

 Park	 Planning Area
 Creek	 Street
 Lake or Pond	



This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

AA/6

C14-05-0111

SUMMARY STAFF RECOMMENDATION

C14-05-0111

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For each of the 26 tracts (numbered 200-225) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts. (See Attachment 4).

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

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BASIS FOR LAND USE RECOMMENDATION

The staff recommendation is derived from the goals and objectives for land use as described in the East Riverside/Oltorf Combined Neighborhood Plan.

DEPARTMENT COMMENTS:

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Existing Conditions:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
IH 35	Varies	Varies	Arterial	No	#14, 61	No
Ben White Blvd.	Varies	Varies	Arterial	Yes	#14	No
Oltorf Street	90'	60'	Arterial	Yes	#27, 14, 26, 300, 331	#61, 68
Burleson Road	70'	50'	Arterial	Yes	#14	#61
Woodward Street	80'	40'	Arterial	Yes	#328	#59
Montopolis Drive	80'	45'	Arterial	Yes	#4, 350	#65
Pleasant Valley Rd.	120'	Varies	Arterial	Yes	#8, 26, 300, 320, 490	#59, 61
Parker Lane	70'	40'	Collector	Yes	#27, PL	#59

Environmental

The neighborhood is not located over the Edward's Aquifer Recharge Zone. The neighborhood is in the Desired Development Zone. The majority of the neighborhood lies in the Country Club Creek Watershed of the Colorado River Basin, while some portions fall within the Carson Creek and Williamson Creek watersheds, all of which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. Smaller parts of the western side of this neighborhood lie within the Blunn and Harpers Branch Creek watersheds, which are classified as Urban Watersheds.

Under current watershed regulations, development or redevelopment within the Suburban Watershed parts of this neighborhood is subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Impervious cover is not limited in the Urban Watershed; therefore the zoning district impervious cover limits apply.

According to flood plain maps, there is a floodplain within the Country Club Creek Watershed portion of the neighborhood. Offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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C14-05-0111

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Water quality requirements for each watershed classification are as follows

Suburban: Under current watershed regulations, development or redevelopment will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Urban: Projects are required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm and 25-8 for all development and/or redevelopment.

Site Plan

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district or used as single family residential, will be subject to compatibility development regulations. Additional design regulations will be enforced at the time a site plan is submitted.

Highway 71 is a scenic roadway.

Water and Wastewater

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 1,130.72 ACRES OF LAND GENERALLY KNOWN AS THE PARKER LANE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 14 TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 14 tracts of land within the property described in Zoning Case No. C14-05-0111, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 1,130.72 acres of land in the City of Austin, Travis County, Texas; more particularly described and identified in the attached Exhibit "A" (*the Tract Map*) incorporated into this ordinance (the "Property"), and as follows,

Parker Lane Subdistrict area generally described as the lots adjoining the east side of Parker Lane between Carlson Drive and Wickshire Lane within the Greenbriar Subdivision Section Two, Resubdivision of Block F; and

Mission Hill Subdistrict area generally described as the lots adjoining the north and south sides of Mission Hill Drive within the Mission Hill Subdivision and Mission Hill Section Four Subdivision and the lots adjoining the south side of Mission Hill Drive within the Mission Hill Section Three Subdivision; and

Burleson Heights Subdistrict generally described as a triangular shaped area bounded by Burleson Road Heights Subdivision to the north, the Polvado Subdivision on the east from the Burleson Heights Subdivision southward to a point at Burleson Road near the intersection of Santa Monica Drive, and Burleson Road on the west. The Subdistrict includes Douglas Street, Princeton Drive, Ware Road, Benjamin Street and a portion of Burleson Road; and

1 Terrilance Subdistrict generally described as the area bounded by Reissig
2 Heights Subdivision No. 3 on the north, Markhills Subdivision on the
3 north and east, Reissig Heights Subdivision No. 2 and Markhills
4 Subdivision on the south, and Burleson Road on the west; the Subdistrict
5 includes Terrilance Drive and a portion of Pleasant Valley Road,
6

7 as shown on Exhibit "B" (*the Subdistrict Map*),
8

9 generally known as the Parker Lane neighborhood plan combining district, locally known
10 as the area bounded by Oltorf Street on the north, Montopolis Drive on the east, Ben White
11 Boulevard/U.S. Highway 71 on the south, and IH-35 on the west, in the City of Austin,
12 Travis County, Texas, and generally identified in the map attached as Exhibit "C" (*the*
13 *Zoning Map*).
14

15 Except as provided in this ordinance, the existing base zoning districts and conditions
16 remain in effect.
17

18 **PART 2.** The base zoning districts for the 14 tracts of land are changed from single
19 family residence standard lot (SF-2) district, family residence (SF-3) district, multifamily
20 residence medium density (MF-3) district, limited office (LO) district, neighborhood
21 commercial (LR) district, community commercial (GR) district, and community
22 commercial-conditional overlay (GR-CO) combining district to multifamily residence low
23 density-neighborhood plan (MF-2-NP) combining district, multifamily residence low
24 density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, limited
25 office-neighborhood plan (LO-NP) combining district, limited office-conditional overlay
26 use-neighborhood plan (LO-CO-NP) combining district, limited office-mixed use-
27 neighborhood plan (LO-MU-NP) combining district, neighborhood commercial-mixed
28 use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district,
29 community commercial-neighborhood plan (GR-NP) combining district, and public-
30 neighborhood plan (P-NP) combining district, as more particularly described and identified
31 in the chart below:
32
33

TRACT NUMBER	ADDRESS	FROM	TO
200	2314 Parker Lane	GR	MF-2-NP
201	1817 E. Oltorf Street (A 6.17 acre tract of land out of Lot A, Woody Subdivision as further described in Exhibit "D")	GR	GR-NP

TRACT NUMBER	ADDRESS	FROM	TO
201A	1817 E. Oltorf Street (A 18,600 square foot tract of land out of Lot A, Woody Subdivision as further described in Exhibit "E")	LO	LO-NP
202	2336 1/2 Douglas Street (A 2.529 acre tract of land comprised of the north 234.66 feet of Tract A Willow Creek Commercial as measured along the western ROW line of Douglas Street and the north 211.31 feet as measured along the eastern boundary of Parker Heights Section Four)	GR	MF-2-NP
203	2600, 2600 1/2 S Pleasant Valley Road	LR	LR-MU-CO-NP
204	2507, 2513 1/2 Burleson Road	GR	MF-2-NP
205	2500 Burleson Road, 2501 1/2 Metcalfe Road	GR	MF-2-CO-NP
212	3300 Parker Lane (3.52 acre tract of land out of Knoll Phase IV Subdivision, further described as west of the center line of San Marino Drive and extending north into the vacated portion of San Marino Drive)	LO	LO-MU-NP
215	2214, 2216 1/2, 2222, 2230 E. Ben White Blvd.	MF-3	GR-NP
218	2404 Mission Hill Drive; 2407 Ventura Drive	SF-3, MF-3	P-NP
219	2414 Ventura Drive (Lot 20, Mission Hill, Section 3)	LR	MF-2-NP
220	0 Burleson Road (Abs. 24 Del Valle S Acr. 56)	SF-3	P-NP
221	3507 Burleson Road and 4420 1/2 - 4500 E. Ben White Blvd. (A 4.55 acre tract, more or less, that is 328 feet north of and parallel to the north right-of-way line of Ben White Blvd.); 4514 E. Ben White Blvd.	SF-2	LO-CO-NP
222	4600, 4604 E. Ben White Blvd.	SF-2	LO-CO-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

1 **PART 4.** The following applies to a single-family residential use, a duplex residential
2 use, or a two-family residential use within the boundaries of the NP:
3

- 4 1. Impervious cover and parking placement restrictions apply as set forth in Section 25-
5 2-1603 of the Code.
6
7 2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
8
9 3. Except in the Burleson Heights and Terrilance Subdistricts, front or side yard parking
10 restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.
11

12 **PART 5.** Urban home special use is permitted on lots in residential districts within the
13 boundaries of the Parker Lane Subdistrict and the Mission Hill Subdistrict as set forth in
14 Sections 25-2-1422 through 25-2-1424 of the Code.
15

16 **PART 6.** Tract 201 and Tract 201A may be developed as a neighborhood mixed use
17 building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.
18

19 **PART 7.** The Property within the boundaries of the conditional overlay combining district
20 established by this ordinance is subject to the following conditions:
21

- 22 1. A multifamily residential use is prohibited on Tracts 203 and Tract 205.
23
24 2. A building may not be constructed on Tract 221 within an area 150 feet from the
25 centerline of the creek.
26
27 3. A building may not be constructed on Tract 222 within an area 50 feet from the
28 centerline of the creek described as a tributary of Country Club Creek.
29

30 **PART 8.** Except as specifically restricted under this ordinance, the Property may be
31 developed and used in accordance with the regulations established for the respective base
32 districts and other applicable requirements of the City Code.
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1 **PART 9.** This ordinance takes effect on _____, 2006.

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2006

§
§
§

Will Wynn
Mayor

9
10
11
12
13 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk